

certificates may be reverified and any changes in the FSI may be accordingly factored into it.

- V. Maintaining the face value of TDR certificates should be accorded importance by the ULBs/Authorities, however, in doing so, they must refrain from restricting the FSI in the receiving zones so low that viable development becomes possible only by use of TDR. This may create artificial scarcity of developed land in the city. For the same reason, the TDR policy may not restrict the increment in the overall FSI in the city.
- VI. The larger aim of adoption of a TDR policy is to improve the financial status of the ULBs. Hence, the States/ ULBs must also ensure that the use or promotion of TDR policy does not lead to any unintended impacts on city or undermine the very objective of planning and development of the city. e.g. accumulation of immobile TDRs, traffic congestion in the 'Receiving zones', etc.

Govt. of Assam has enacted TDR policy since September 2022.

13.7.9 Strengthening natural ecosystem of urban areas through urban planning

Chapter-10 describes, the Guwahati and its metropolitan region blessed with 5 rivers and natural water channels, 5 notified wetlands, 8 reserve forests and total 16 hills and hillocks with dense tree clads.

In an urban reform initiative, the Guwahati Master Plan has introduced Protective and Undevelopable Use Zone which integrates all existing Waterbodies (i.e. rivers, streams, lakes, fisheries, natural drains and wetlands, as indicated in the topographical sheets published by the Survey of India, the State Irrigation Department or Revenue Department or other competent Authorities), Reserved Forest and Tree Clad areas. The boundary of the waterbodies relates to the full tank level as indicated in relevant maps, covering both perennial and non-perennial parts when such distinction exists. As per the MoEF Guidelines, no development buffer is given surrounding the waterbodies. Depending of the size of the waterbodies, the buffer width varies between 9 to 50 meter. The 50-meter buffer is given to the larger waterbodies, such as rivers, wetlands, while minimum of 15-meter buffer is kept around small waterbodies, such as nallas, streams, small water ponds, etc. There are around 88.12 sq.km of land is covered with Protective and Undevelopable Use Zone in the Planning Area.

Protective and Undevelopable Use Zone has introduced Conservation Zone-1. It is defined as the zone with ecologically fragile with flora and fauna required protection. All the notified water bodies and other water bodies, ponds, active flood plain area, notified forest, wildlife sanctuary and other restricted areas where no development/construction shall be allowed.

In addition, no development buffer around the forests and river is also earmarked as a Conservation. No development should be allowed within the close proximity to it. No development is permitted in this zone around river, channels and water body up to full tank level of existing water bodies.



Figure 13-9 Map showing conserved area in green hatched polygons

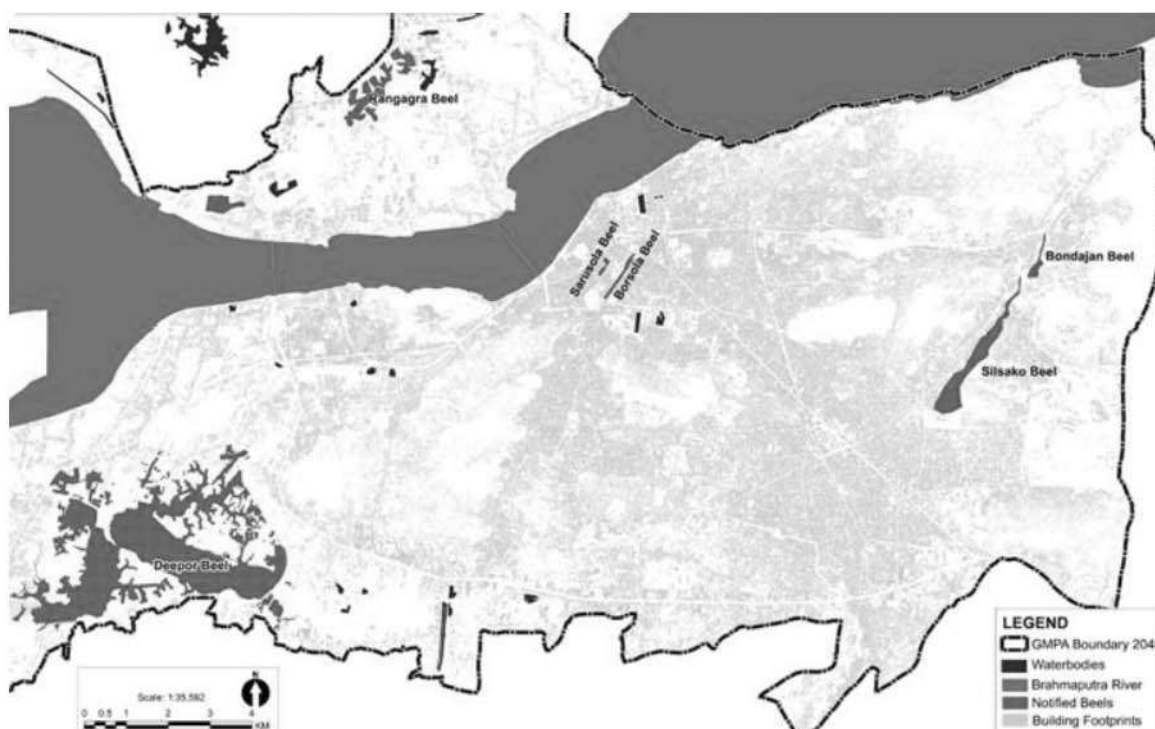


Figure 13-10 Map showing preserved wetlands and water bodies

13.7.10 Land Use Plan

Under this reform cities having population above 1 lakh must have proper Land use plan for systematic urban development in near future. To deal with urbanization and related urban issues, the Assam State Government had prepared a first master plan in 1965 for greater Guwahati area.

Based on the land suitability and potential analysis, existing land use pattern, and existing situation following criteria were considered while developing land use proposals for the GMPA, especially within the contiguous urban developable area:

- As the region is blessed with Brahmaputra River and its tributary rivers and eco-sensitive area, the area surrounding them should be kept conserve and no or low intensity development should be allowed. No-development buffer varying from 9 meter to 50 meter should be kept surrounding river and wetlands.
- As far as possible low intensity of residential development should be considered in the area that is in the close proximity of the eco- friendly areas.
- Based on the existing land use pattern, high intensity of mixed use development along the major roads should be considered.

- Transport zone or transport related activities should be kept nearby transport facilities such as Interstate Highway.
- Road network should be designed to have a proper road circulation throughout the Master Plan area, with road hierarchy to provide free movement and to reduce congestion from the existing roads.

Area other than settlements and developmental activities, such as open land (waste land, open / vacant land), wet lands (used for recreational development), Tree covers can be foreseen based on development potential, feasibility, suitability, and consultation with stakeholders.

Considering all above mentioned criteria, below mentioned land use distribution has been proposed. The proposed land use map allocate 34.67% for residential, 12.41% land for commercial and mixed use development, 3.39 % land for industrial development, 8.49% for Public and Semi Public, and 3.47% land for open space and recreational purposes out of total developable area. Total 30.73% area will remain undeveloped for the urban agriculture, tree clad, water body, wetlands, eco-friendly and aquaculture within GMPA. Here, shown below is the proposed Guwahati Land use map for year 2045.

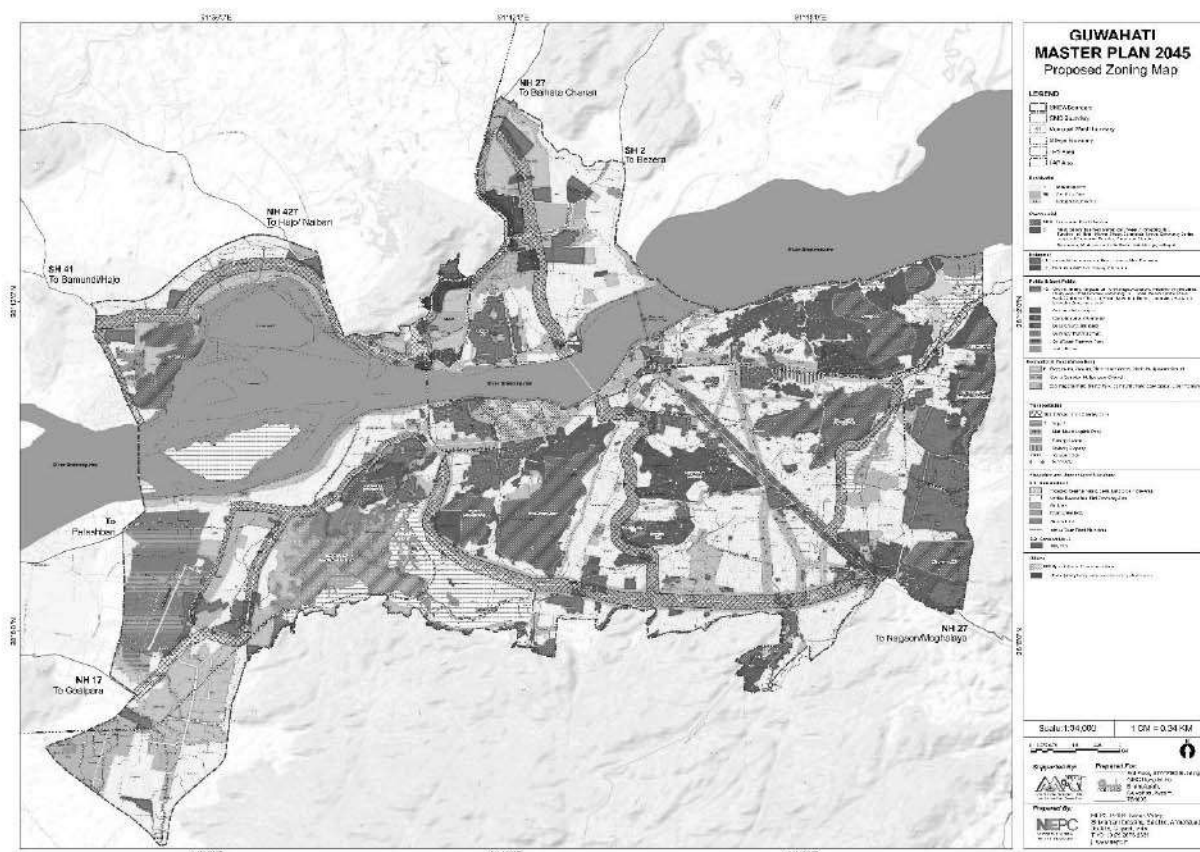


Figure 13-11 Proposed Land Use map

13.7.11 Urban Forestry

On the occasion of World Environment Day 2020, the government today announced implementation of the Nagar van scheme to develop 200 Urban Forests across the country in next five years with a renewed focus on people's participation and collaboration between Forest Department, Municipal bodies, NGOs, Corporates and local citizens.

With biodiversity the theme of World Environment Day (WED), the ministry of environment, forest and climate change (MoEFCC) has launched 'Nagar Van' (city forest) scheme. The scheme emphasizes on urban forestry. Under the scheme, around 200 urban forests are to be developed all over the country in the next five years. The scheme will also provide an opportunity to the states to manage urban ecosystems.

Biodiversity conservation has traditionally been considered confined to remote forest areas but with increasing urbanisation a need has arisen to safeguard and save biodiversity in urban areas also. Urban forests are the best way to bridge this gap. Hence, this scheme.

Guwahati is endowed with rich vegetation having several species of trees and plants and hosts 8 reserve forests and 16 hills and hillocks containing several vegetation species.

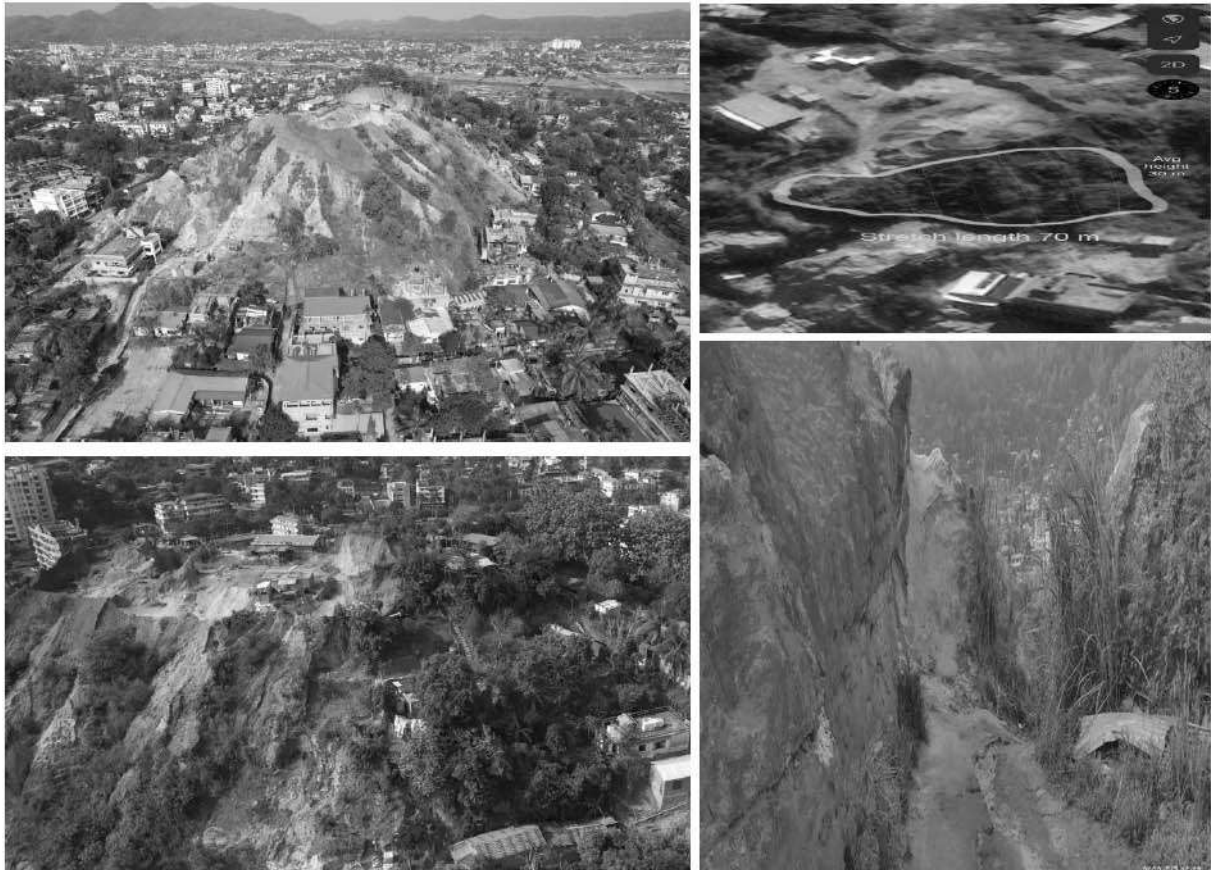


Figure 13-12 Propose Urban Forestry at Borbari Hillock, Hengrabari

However, increasing population, deforestation, urbanisation and industrialization have put our natural resources under tremendous pressure causing loss of biodiversity. Biodiversity is vital for survival of all life form on this planet and is a key to providing various ecological services.

Recently, Govt. has identified Borbari Hillock falls in Hengabari Beltola (GMC) area for development of Urban forestry as it is surrounded by urbanization around the hill. Area at the top of the hillock is 4074.95 Sq.mt. It has been planned to plant around 1400 tree saplings of indigenous species in the hillock.

1. ZONING CLASSIFICATION AND CONCEPT

1.1 ZONE CLASSIFICATION

Different zones and uses prescribed in the development plans as grouped below are conceptualized as per table 11.1 below.

Table 1-1 Land Use and Use Zones

Sr No	Use Zone / Use as per Development Plan of Competent Authority	As mentioned	
		Conceptualized Land Use Zone	Code
(1)	(2)	(3)	(4)
1	Residential Area	Residential	R
2	Composite Use	Mixed Use	MU
4	Commercial Mixed-use Area	Commercial Mixed Use	CMU
5	Retail Shopping, Hotel, General Business and Commerce, District Centre, Community Centre, Non-Hierarchical Commercial Centre, Wholesale & Warehousing, Cold Storage and Oil Depot	Commercial	C
7	Industrial Zone General, Non-Obnoxious & Non-Hazardous Industrial Zone, Service and Light Industrial Zone,	Industrial Zone- 1	I 1
	Extensive and Heavy Industrial Zone, Obnoxious & Hazardous Industrial Zone	Industrial Zone - 2	I 2
8	Medical, Health, Religious, Govt. Office Complex, Public Sector Units (PSUs), Govt. Land (use undetermined), Court, Police Headquarter/ Station, Police Reserve, Cemetery, Burial Ground, Cremation, Cantonment & Battalion Area, Knowledge District, Collage, Universities, Research Education Zone, Educational Purpose, Service Purpose, Institutional, Knowledge Precinct, Utility (Water, Sewerage, Electricity, Solid Waste, Drain, Other utilities)	Public and Semi-Public	PS-1
12	Playgrounds, Stadium, Sports Complex, District Sport Centre, District Multipurpose Ground, Zoo, Regional Parks, District Park, Community Park, Multipurpose Ground, Public Open Spaces	Recreational	P
14	Transit Oriented Development Zone	Transit Oriented Zone	TOZ
15	Airport, ISBT, Bus Terminal, Railway, MMLP, Truck Terminals, Integrated Freight Complexes, Rails, MRTS, Ropeway, Transmission	Transportation	T

18	Reserved Forests, Wetlands, Wildlife Sanctuary, Water Bodies, River Active Flood Plain Area, Marshy Land, Natural Drain	Conservation Zone - 1	E
19	Hilly area, Tree clad area	Conservation Zone - 2	
22	Special Planned Development – Nilachal Hill	Special Planned Development Zone	SPD

1.2 CONCEPT OF ZONES

1.2.1 Residential Zone (R)

This is the main zone of the Development area consisting normally of the high-density area and includes residential, commercial and mixed land uses as per permissible uses and intended for moderate to low density. The residential buildings in R zone can range from single residential unit per plot (i.e. bungalow) to multi-storey high-rise buildings with multiple residential units in it. The permissible height for this zone can go up to 45 mts. subject to specific Planning Regulations.

This zone is proposed to be developed with majority as Residential activities along with collector roads. Commercial permissions will be given in comparatively lower proportion.

1.2.2 Mixed Used Zone (MU)

This is the main zone of the city covering the major arterial roads of the city. It includes predominantly residential land use. This zone predominantly residential development for providing Affordable Housing along with ancillary commercial uses. This zone also permits land uses similar to Residential Mixed Use Zone. The main difference is in the permissible FSI.

Affordable Housing as a use is permitted in all zones except all types of industrial Zones, Conservation Zone and special planned development Zone. It shall also be permitted as a use in all other categories.

1.2.3 Commercial Mixed-Use Zone (CMU)

This is the main commercial zone in the city. It includes the areas of the city with predominantly commercial land use patterns. This zone is proposed to be developed with the majority as commercial activities along with Guwahati - Shillong (GS) Road. Residential permissions will be given in lesser proportion.

This zone is mainly intended for commercial use and may also include residential and mixed land uses as per permissible uses.

1.2.4 Commercial Zone (C)

This is the city side commercial hub of the district to be developed near LGBI Airport of the City. Which includes a mix of offices, hotels, shopping malls, retail, wholesale, warehouse and other business uses, along with some residential developments.

1.2.6 Industrial Zone – (I1)

This zone is intended for the development of all types of light industries that include small scale factories, transport terminals, etc. except hazardous industries. Other non-hazardous uses like residential buildings for industrial workers, commercial and institutional buildings supporting the existing industries are also permitted subject to relevant regulations.

1.2.7 Industrial Zone – (I2)

This zone is intended for the development of obnoxious and high hazard industries including storage of inflammable goods and petrol, LPG, CNG and eco-friendly fuel Fuelling stations. The residential dwellings in this zone are only for industrial workers having maximum built up area up to 50 sq.mts per dwelling unit up to a maximum of 20% of the total utilised FSI of the plot area or subject to the relevant regulations. Dumping of solid industrial wastes is permitted subject to N.O.C. and conditions laid down by Pollution Control Board.

1.2.8 Public Purpose Zone (PS)

This Zone is Intended and demarcated for activities related to Local Administration, Public Sector Units, Central and State Govt. Institutions and public purposes. The zone is also Intended for activities related to Medical, Health Centre and its related activities excluding infectious and contagious diseases & mental hospitals along with supported residential, commercial, entertainment, tourism, Cantonment and Battalion and recreational facilities. This zone is proposed to develop basic physical infrastructure facility within the city. This zone is meant to support public utility facilities for the region

1.2.12 Recreation zone (P)

This zone is primarily meant for development of Parks, Gardens, Open Space and sports infrastructure such as Playgrounds, Stadium, Sports Complex, District Sport Centre, District Multipurpose Ground in the city with minimal development with limited FSI and height.

1.2.14 Transit Oriented Zone (TOZ)

This is an Overlay Zone which provides opportunity for mixed use and high-density development along the prime transit corridors and Metro Rail Transit (MRT) corridor except in Core city area.

1.2.15 Transportation Zones (T)

This zone is primarily meant for the activities related to traffic and transfer, Parking, Railways, Airport, Ropeway, Roads, Logistics Hubs (Bus Depots and Truck Terminals), Tele-Communication and Metro Rail Transit System.

1.2.17 Protective and Undevelopable Use Zone (E)**Conservation -1 (Green Belt) (E-1)**

Under this zone, the Reserved Forests, Wetlands, Wildlife Sanctuary, Water Bodies, River, Natural Drainage and Active Flood Plain area will be demarcated. This zone won't allow any construction and development permission except special permission from concerned department.

Conservation -2 (E-2)

Under this zone, the hilly area, tree clads, and aquaculture will be demarcated. This zone will allow regulated development permission with limited FSI under permission of concerned department.

2. ZONING REGULATIONS

2.1 INTRODUCTION

The Draft Master Plan for the GMPA comprises of 10 land use zones. Development within the land use zones will be regulated on the basis of hierarchy of the road from which any given land parcel is accessed. Figure 11.1 illustrates the land use zones and road hierarchy respectively of the Draft Master Plan. This chapter describes the permitted uses and development control regulations applicable for each land use zone.

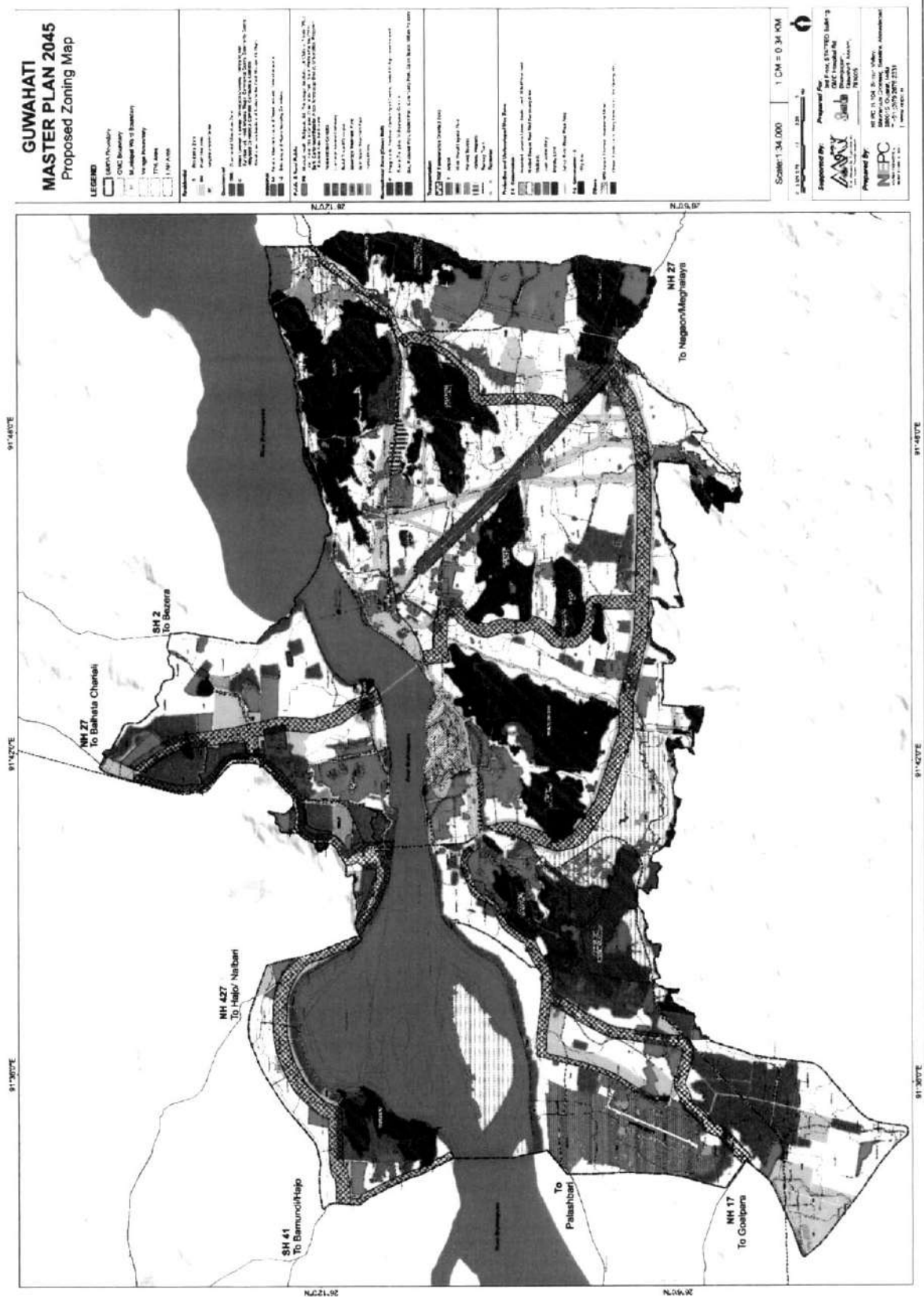
2.1.1 Special Regulation

GMDA may give permission for public facilities (CETPs, STPs, substations etc.) in any zone as/if required irrespective of zoning designated in the Master Plan in public interest.

2.1.2 Regulation in Notified Forest

Regulations and Permissions in Notified Forest will be in adherence to the Forest Conservation Act –1980. Permission will be given on obtaining NOC from Competent Forest Authority.

12 (Proposed Land Use Map, GMPA 2045)



2.2 RESIDENTIAL LAND USE

Residential land use is divided into three categories.

2.2.1 Residential Zone (R)

All residential areas will be mixed-incomes. No other than residential uses are allowed in this zone; however, housing will be developed with a comprehensive range of community facilities, including schools, medical facilities, neighborhood retail and open space.

It is a highly restricted residential zone. Only G+2 residential with restricted (lower than R2 zone) FSI will be allowed in R3 zone.

Table 2-1: Development Control Regulations for Residential Zone

SRNO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
RESIDENTIAL ZONE (R)									
1	Above 15 m		1.5	2.0	35%	G+6 or 21 m whichever is less	6m – 3.0m – 3.0 m – 2.25m	Fuel filling station, Bank, Hospital A and B and all uses given in (2) and (3) below	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-siterelay devices for telephonic, radio or television communications <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshops subject to the following conditions:</p> <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create
2	15 m to 12 m		1.5	1.5	40%	G+4 or 15m whichever is less	4.5m – 3.0m – 3.0 m – 2.25m	(2) shopping centre/commercial centre, Restaurant/Café, Retail vegetable Market, Primary and Secondary School; ground larger than 5 ha; religious building on Plot larger than 1000 sq m; Auto Repair workshop; Veterinary Hospital; Public Facility Infrastructure/Utility Buildings; and all uses given in (3) below	
3	8m to 12 m	200 sq. mt.	1.5	1.5	40%	G+3 or 12m whichever is less	3.5m – 2.5m – 2.25m	(3) apartment and clusters thereof; Row-house, Villa/Bungalow; ground smaller than 5 ha; Housing for EWS; Dharmashala; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, religious building on plot smaller than 1000sqm, Community Hall, Neighbourhood centre/Civic centre	
4	6.6 to 8 m		1.5	1.5	40%	G+3 or 12m whichever is less	3.5m – 2.5m – 2.25m		

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVER AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
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RESIDENTIAL ZONE (R)

5	Below 6.6 m		1.25	1.25	40%	G+3 or 10 m whichever is less	3.5m – 2.5m – 2.5m – 2.25m		<p>noise, vibration, fume or dust;</p> <ul style="list-style-type: none">• separate means of access and a designated parking area for staff and visitors is provided and marked on the siteplan submitted for approval. <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for caretaker/security personnel</p> <p>GMDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals, institutions/government/semi government institution etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)</p>
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Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC in non-developable areas of

- land slide prone cliffs
- environmentally hazardous areas
- area with slope higher than 45 degrees
- area adjacent to major drainage lines
- area identified by SDMA (State Disaster Management Authority) or Government GMDA may restrict or prohibit the development

In addition to the requirements specified under other Planning Regulations, the following Regulations shall also be applicable for the buildings in this zone.

- (a) Affordable Housing is predominantly Residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI.
 - a. Regulations for all development in Building-units in RAH zone, that do not opt for providing Residential Affordable Housing, shall be as per respective base zones.
 - b. Affordable Housing as a use is permitted in all zones except all types of industrial Zones, Restricted Zone, Protective and Undevelopable Zone and agriculture Zone. It is also permitted in Village Extension with subject to relevant regulations.
 - c. RAH is not permitted in Industrial Zone-General (I-1,2), Science Park Protective and Undevelopable Area and Industrial Estates.
 - d. Minimum density for any proposed Residential Affordable Housing shall be 225 dwelling units per hectare and part thereof.
 - e. If the line of RAH Zone divides any Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development of Residential Affordable Housing, irrespective of the part of the Survey No./ Block No./ Final Plot No. that is not in RAH Zone. This incentive shall not be valid for Survey Numbers amalgamated after the date of publication of the Master Plan.

2.2.1.1 Floor Space Index

Permissible Floor Space Index (FSI)

- a. Projects under Residential Affordable Housing (RAH) shall utilize a minimum FSI of 1.8 and maximum 2.5 to avail the benefits of "RAH".
- b. Base FSI shall be available as per relevant GDCR. Additional FSI be charged by authority as under.

Table 2.2.3 : Chargeable FSI for RAH Dwelling

No.	Residential Dwelling units built up area (sq.mts)	Additional FSI Charge
1	up to 50	10% of Govt. Land Rates
2	more than 50 and up to 66	20% of Govt. Land Rates
3	more than 66 and up to 80	30% of Govt. Land Rates

- c. For proposed development combining dwelling units of multiple range of areas (up to 50 sq.mts, more than 50 and up to 66 sq.mts, more than 66 and up to 80 sq.mts), the payment value for additional chargeable FSI shall be calculated as per Table-1 on prorate basis.

Maximum Permissible Building Height

- If two buildings next to each other have different heights, required margin for taller building shall be applicable. For example- if one building is of 25mts and the adjacent building is of 45mts in height, the minimum margin between these two buildings shall be 9.0mts.
- In case of required margin is not provided than the length of common wall between any two semi-detached buildings shall not be less than 25% of the maximum width of the building parallel to common wall joining together at every floor.

2.2.1.2 Permissible Ground Coverage

- Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

2.3 COMMERCIAL ZONE (C)

Commercial Zone has earmarked as Commercial Land Use in the proposed Land Use Plan; which allow a range of commercial uses including retail shops, offices, small-scale warehouses, and the hospitality industry that includes hotels and entertainment venues. Existing industrial activities will be allowed to continue as non-confirming use but no new industrial related activities would be allowed in the earmarked commercial zone.

2.3.1 Commercial (C): Retail Space

- Neighborhood and Community Level- will be located near residential area that will include kiosks, shops, and community markets; where day-to-day needs of consumers, particularly food shopping and convenience goods will be accommodated.
- District and City Level- Larger commercial center, which includes the prime retail space represented by malls and high quality shopping space

Office Space:

Offices space will be required primarily for the indirect employment generated because of direct employment in the base industries and economic sectors. The following sectors will require office space:

- Transport and storage
- Construction and infrastructure
- Public administration
- Utility companies and institutional bodies
- Banking and financial services
- IT based company and tele communication

District and City Level- Larger Wholesale Market and Trade Centres, which includes the prime retail space with organized storage and parking facilities and high-quality shopping space.

Table 2-2: Development Control Regulations for Commercial zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
COMMERCIAL ZONE (C)									
1	Above 15m	500 sq. mt.	1.5	2	30%	G+6 or 20 m – whichever is less	6m – 4.5 m – 4.5m – 3.0m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-siterelay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;
2	15 m to 12 m		1.5	1.5	40%	G+4 or 15m whichever is less	6m – 4.5m – 4.5m – 3.0m	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology	

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
COMMERCIAL ZONE (C)									
3	Below 12m		1.25	1.25	45%	G+2 or 10m whichever is less	4.5 m – 3m – 3m – 2.25m	Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop; Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	<ul style="list-style-type: none"> separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. Devices for generation of non-conventional energy, such as solar panels, windpower Servant quarters or lodging facilities for caretaker/security personnel GMDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals, institutions/government/semi government institution etc.) which have special privileges (under various Government Policies issued time to time) (In reference to Township, Special Regulations for hospitals, Special Regulations for Hotels) <p>GMDA can grant special permission for residential use within the existing GMDA area in this zone</p>

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC. In non-developable areas of

- land slide prone cliffs
- environmentally hazardous areas
- area with slope higher than 45 degrees
- area adjacent to major drainage lines
- area identified by SDMA (State Disaster Management Authority) or Government/GMDA may restrict or prohibit the development

2.4 MIXED USE ZONE (MU)

This land use is classified as Mixed Use Zone

2.4.1 Mixed Use Zone (MU)

This zone predominantly residential development for providing Affordable Housing along with ancillary commercial uses. This zone also permits land uses similar to Residential Mixed Use Zone. The main difference is in the permissible FSI.

Affordable Housing as a use is permitted in all zones except all types of industrial Zones, Restricted Zone, recreational zone and agriculture Zone. It shall also be permitted as a use in all other categories.

2.4.2 Affordable Housing Zone (AH)

Affordable Housing is predominantly Residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI.

Affordable Housing as a use is permitted in all zones except all types of industrial Zones, Restricted Zone, Recreational zone and agriculture Zone. It is also permitted in Gamtal Extension (GME) with subject to relevant regulations.

AH is not permitted in Industrial Zone-General (I-1,2), Protective and Undevelopable Use Zone (E- 1,2) and Industrial Estates.

Table 2-3: Development Control Regulations for Mixed Use Zone

SRNO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVER AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
Mixed Use ZONE (MU)									
1	Above 15 m		1.5	2.0	30%	G+6 or 21 m whichever is less	6m – 3.0m – 3.0 m – 2.25m	1) All the uses permitted in residential and Commercial Zone	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-siterelay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. <ol style="list-style-type: none"> 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise and vibration
2	15 m to 12 m		1.2	1.75	45%	G+5 or 18 m whichever is less	4.5m – 3.0m – 3.0 m – 2.25m	All the uses permitted in residential and Commercial Zone	
3	8m to 12 m	200 sq. mt.	1.2	1.2	50%	G+2 or 10m whichever is less	3.5m – 2.5m – 2.5m – 2.25m		

In addition to the requirements specified under other Planning Regulations, the following Regulations shall also be applicable for the buildings in this zone.

(b) Affordable Housing is predominantly Residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI.

- a. Regulations for all development in Building-units in RAH zone, that do not opt for providing Residential Affordable Housing, shall be as per respective base zones.
- b. Affordable Housing as a use is permitted in all zones except all types of industrial Zones, Restricted Zone, Protective and Undevelopable Zone and agriculture Zone. It is also permitted in Village Extension with subject to relevant regulations.
- c. RAH is not permitted in Industrial Zone-General (I-1,2), Science Park Protective and Undevelopable Area and Industrial Estates.
- d. Minimum density for any proposed Residential Affordable Housing shall be 225 dwelling units per hectare and part thereof.
- e. If the line of RAH Zone divides any Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development of Residential Affordable Housing, irrespective of the part of the Survey No./ Block No./ Final Plot No. that is not in RAH Zone. This incentive shall not be valid for Survey Numbers amalgamated after the date of publication of the Master Plan.

2.4.2.1 Floor Space Index

Permissible Floor Space Index (FSI)

- a. Projects under Residential Affordable Housing (RAH) shall utilize a minimum FSI of 1.8 and maximum 2.5 to avail the benefits of "RAH".
- b. Base FSI shall be available as per relevant GDCR. Additional FSI be charged by authority as under.

Table 2.2.3 : Chargeable FSI for RAH Dwelling

No.	Residential Dwelling units built up area (sq.mts)	Additional FSI Charge
1	up to 50	10% of Govt. Land Rates
2	more than 50 and up to 66	20% of Govt. Land Rates
3	more than 66 and up to 80	30% of Govt. Land Rates

- c. For proposed development combining dwelling units of multiple range of areas (up to 50 sq.mts, more than 50 and up to 66 sq.mts, more than 66 and up to 80 sq.mts), the payment value for additional chargeable FSI shall be calculated as per Table-1 on prorate basis.

Maximum Permissible Building Height

- If two buildings next to each other have different heights, required margin for taller building shall be applicable. For example- if one building is of 25mts and the adjacent building is of 45mts in height, the minimum margin between these two buildings shall be 9.0mts.
- In case of required margin is not provided than the length of common wall between any two semi-detached buildings shall not be less than 25% of the maximum width of the building parallel to common wall joining together at every floor.

2.4.2.2 Permissible Ground Coverage

- Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

2.5 INDUSTRIAL ZONE (I)

To create a conducive environment for industries, development Industrial Zone is created. Only industrial activities are allowed in the demarked industrial land use in the map. In addition, small workshops and businesses can be allowed on the edge of the main industrial. However, existing land uses within the proposed industrial zone will allow as non-confirming use until redevelopment of such land parcels. Maximum of 20% of total allowed FSI can be used for land use other than permitted in the industrial zone.

This land use is classified into two zones viz Industrial Zone-1 and Industrial Zone-2.

2.5.1 Industrial Zone -1 (I-1)

This zone is intended for the development of all types of Service, Manufacturing and light industries that include small scale factories, transport terminals, etc. except hazardous industries. Other non-hazardous uses like residential buildings for industrial workers, commercial and institutional buildings supporting the existing industries are also permitted subject to relevant regulations.

2.5.2 Industrial Zone -2 (I-2)

This zone is intended for the development of Extensive and Heavy Industries which are obnoxious and high hazard industries including storage of inflammable goods and petrol, LPG, CNG and eco-friendly fuel fuelling stations. The residential dwellings in this zone are only for industrial workers having maximum built up area up to 50 sq.mt. per dwelling unit up to a maximum of 20% of the total utilised FSI of the plot area or subject to the relevant regulations. Dumping of solid industrial wastes is permitted subject to N.O.C. and conditions laid down by Pollution Control Board.

Table 2-5.1: Development Control Regulations for Industrial Areas

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
INDUSTRIAL (I-I)									
1	18m & above	500 sq. mt.	1	1.25	50%	25m	7.5m – 4.5m – 4.5m – 3m	Truck terminal; and all uses in (2) and (3) below	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ul style="list-style-type: none"> • Devices for generation of non-conventional energy, such as solar panels, wind power • Lodging facilities for caretaker/security personnel <p>GMDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals, institutions/government/semi government institution etc.) which have special privileges (under various</p>
2	18 m to 12 m	500 sq. mt.	1	1	40%	25m	7.5m – 4.5m – 4.5m – 3m	<p>Industrial Convenience Centre; Fuel filling station; Auto repair workshop; Fire Station; Solid Waste Segregation Facility; Public Facility/Infrastructure/Utility Building; All uses in (3) below</p>	

3	Below 12 m	1	1.0	40%	20 m	6m – 4.5m – 4.5m – 3m	Industrial building, utility, workshop; Café/Restaurant/ Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories/workers housing	Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)
								GMDA can grant special permission for residential use within the industrial zone of existing GMDA area provided that adjacent industries are non-polluting

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC Maximum of 20% of the total FSI can only be used for uses other than manufacturing.

In non-developable areas of

- 2.4.1.1 land slide prone cliffs
- 2.4.1.2 environmentally hazardous areas
- 2.4.1.3 area with slope higher than 45 degrees
- 2.4.1.4 area adjacent to major drainage lines
- 2.4.1.5 area identified by SDMA (State Disaster Management Authority) or Government/GMDA may restrict or prohibit the development

Table 2-5.2: Development Control Regulations for Industrial Areas

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT- REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
INDUSTRIAL (I-2)									
1	18m & above		1.0	1.25	50%	25m	7.5m – 4.5m – 4.5m – 3m	Extensive and Heavy industries, obnoxious and high hazard industries including storage of inflammable goods and petrol, LPG, CNG and eco-friendly fuel fuelling stations	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: • Devices for generation of non-conventional energy, such as solar panels, wind power • Lodging facilities for caretaker/security personnel
2	18 m to 12 m	500 sq. mt.	1.0	1.0	40%	25m	7.5m – 4.5m – 4.5m – 3m	Industrial Convenience Centre; Fuel filling station; Auto repair workshop; Fire Station; Solid Waste Segregation Facility; Public Facility/Infrastructure/Utility Building; All uses in (3) below	

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC Maximum of 20% of the total FSI can only be used for uses other than manufacturing.

In non-developable areas of

- 2.4.1.6 land slide prone cliffs
- 2.4.1.7 environmentally hazardous areas
- 2.4.1.8 area with slope higher than 45 degrees
- 2.4.1.9 area adjacent to major drainage lines
- 2.4.1.10 area identified by SDMA (State Disaster Management Authority) or Government GMDA may restrict or prohibit the development

2.6 PUBLIC, SEMI PUBLIC, AMENITIES AND UTILITY ZONE (PS)

Health, Educational, Cultural, Government Buildings, sports and open space facilities will be allowed in this zone.

This land use is classified into two zones viz Public Semi-Public Zone-1,2,3 and 4.

PS-1: Govt./ Semi Govt. / Public Offices, Govt. land use Police Headquarter/ Station. Police line, Educational and Research, Medical and Health, Socio Cultural and Religious

PS-2: Cantonment/ Battalion Area

PS-3: Knowledge District/ Universities

PS-4: Utilities and Services (incl. Cremation and Burial Grounds)

Permissible Activities

Government offices, central, state, local and semi government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local state and central government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic.

Restricted Activities

Residential flat and residential plot for group housing for staff employees, Hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities.

Table 2-6.1: Development Control Regulations for Public, Semi Public, Amenities and Utility Zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	BASE FAR	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
PUBLIC, SEMI PUBLIC ZONE (PS)									
1	18m & above	-	1.00	1.75	35%	G+4 or 15m whichever is more	6m – 4.5m – 4.5m – 3m	Government offices, Central, State, Local and Semi Government Public Undertaking Government Offices, Defense Court, Universities, Specialized Education Institutes, Polytechnic Colleges, Schools, Nurseries, Kinder gardens, Research and Development Centers, Social and Welfare centers, Railway passenger terminals, Public utility buildings, Local municipality facilities, Uses incidental to government offices and for their uses, Monuments, Radio transmission and Wireless stations, Telecommunication centers, Telephone exchange, Hospitals, Health centres, Nursing homes, Dispensaries, Clinics.	Residential flat and residential plot for staff employees, hostel, watersupply installations, Sewage Disposal Works, Service Stations, Railway stations / Yards, Bus / Truck terminal, Burial Grounds, Cremation grounds, Cemeteries / graveyards, warehouses / storage godowns, helipads, commercial use / centres, other uses and activities
1	Up to 18m		1.00	1.20	45%	G+2 or 10m whichever is more	4.5m – 3m – 3 m – 2.25m		

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC In non-developable areas of

- land slide prone cliffs
- environmentally hazardous areas
- area with slope higher than 45 degrees
- area adjacent to major drainage lines
- area identified by SDMA (State Disaster Management Authority) or Government/GMDA may restrict or prohibit the development

2.7 PROTECTIVE AND UNDEVELOPABLE USE ZONE (E)

No development buffer is kept around the existing forest and waterbodies (buffer belt of minimum 9 to 30 meters {depending on the area of the waterbodies} around the Full Tank Level of existing water bodies) is proposed as a Conservation Zone. Reserved forest, Wetlands, Aquaculture, Natural Drains will be protected and conserved. No development construction activities allowed in this zone other than mentioned in the GDCR of the region.

Table 2-7: Development Control Regulations for Conservation zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
PROTECTIVE AND UNDEVELOPABLE USE ZONE (E-1)								
1	No development zone unless any special permission is given by GMDA for specific uses like only natural expansion of residential activities with 0.5 FSI, 25% ground coverage and G+1 and for government / semi government setup under various government policies							
PROTECTIVE AND UNDEVELOPABLE USE ZONE (E-2)								
2	Development permission is given by GMDA for specific uses like only natural expansion of residential activities with 0.5 FSI, 25% ground coverage and G+1 and for government / semi government setup under various government policies							

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC

In non-developable areas of

- 2.7.1.1 land slide prone cliffs
- 2.7.1.2 environmentally hazardous areas
- 2.7.1.3 area with slope higher than 45 degrees
- 2.7.1.4 area adjacent to major drainage lines
- 2.7.1.5 area identified by SDMA (State Disaster Management Authority) or Government GMDA may restrict or prohibit the development

2.8 OPEN SPACE AND RECREATIONAL LAND USE (P)

In order to ensure that the city is an attractive and desirable place to live, a high proportion of the developable area is proposed for open spaces and recreational activities. This area is earmarked for open space and recreational activities, specifically for parks, riverfront development, playground, theme parks, and exhibition grounds.

Table 2-8: Development Control Regulations for the open space and recreational land use

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAG EAS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS(FRONT- REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
OPEN SPACE AND RECREATIOANAL LAND USE (P)								
1	For 18m and above	1000 sq. mt.	0.5	25%	G+2 or 10m whichever is more	6m – 4.5m – 4.5m – 3m	Theme park, outdoor adventure sports, restaurants, food plazas, food streets, sports complexes, stadiums, parks, botanical garden, zoo, nature park, petrol / CNG / LPG stations	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications • Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ol style="list-style-type: none"> 1. Devices for generation of non- conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel <p>GMDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals, institutions/government/semi government institution etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)</p>

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC

In non developable areas of

- land slide prone cliffs
- environmentally hazardous areas
- area with slope higher than 45 degrees
- area adjacent to major drainage lines
- area identified by SDMA (State Disaster Management Authority) or Government GMDA may restrict or prohibit the development

2.9 TRANSPORTATION ZONE (T)

The area is specifically earmarked as a Transportation Zone for which permissible facilities as classified below-

- Parking
- Railways
- Airports
- Logistics Hubs (Bus Depots and Truck Terminals)
- Tele-Communication

The activities Permitted, Restricted and Prohibited in Transport and Communication use zone shall be as given below:

Permitted Uses/Activities

Road transport terminals (bus terminals and depots), goods terminals, parking areas, circulations, airports-building and infrastructure, truck terminal, motor garage, workshop, repair and repair shop and facilities such as night shelter, boarding house, banks, restaurants, booking offices, transmission centre, wireless station, radio and television station, observatory and weather office.

Restricted Uses/Activities

Any other use/activity incidental to transport and communication, residential dwelling units for essential staff and watch and ward personnel.

Prohibited Uses/Activities

Use/activity not specifically permitted herein. In vicinity of airports: butcheries, tanneries and solid waste disposal sites shall be prohibited within 10 km from the Aerodrome Reference Point (ARP)

Table 2-10: Development Control Regulations for Transportation Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT- REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM GMDA
TRANSPORTATION ZONE (T)								
1	15m & above	5000 sq. mt.	0.5	30%	G+1 or 7m whichever is more	6m – 4.5m – 4.5m – 3.0m	Airport, Railway station, Railway yard, Bus depots, bus stations, Truck terminals, Transport nagar, Godowns, dockyards, Freight complexes, Transmission and Communication and other uses permission as per GMDA	Uses permission as per GMDA

Note: Permissions related to height will be granted on the basis of adherence to seismic guidelines for zone v as per the NBC

In non developable areas of

- land slide prone cliffs
- environmentally hazardous areas
- area with slope higher than 45 degrees
- area adjacent to major drainage lines
- area identified by SDMA (State Disaster Management Authority) or Government GMDA may restrict or prohibit the development

Maximum 10% of total FAR can be used for commercial purposes

[illegible]

16	Boarding or lodging house	●	●	●			●				
17	Botanical garden / Arboretum		●					●			
18	Bus Depot		●	●	●				●		
19	Bus Terminal								●		
20	Canteen and eating house serving the industries		●		●		●				
21	Cemetery, crematorium, burial ground, electric crematorium						●				
22	Children Traffic Park		●				●	●			
23	Cinema / Cineplex / Multiplex		●	●	●						
24	Clinic for pets	●	●	●	●						
25	Clinical Laboratory / Clinic	●	●	●	●		●				
26	Club house not conducted primarily as business	●	●				●	●			
27	Club house or other recreational activities conducted as business		●	●	●						
28	Coaching Centres/ Training Institutes		●	●	●						
29	Cold storage and ice factory		●		●						
30	College		●				●				
31	Commercial/ business Offices ²		●	●	●	●					
32	Community hall & welfare centre	●	●	●	●	●	●				
33	Community park	●	●					●			●
34	Conference Hall				●		●				
35	Contractor plant and storage for building material		●		●						
36	Convenience Shopping Centre	●	●	●	●		●		●		
37	Convention Centre		●				●				
38	Cottage, Handloom and Household Industries ³	●	●	●	●						
39	Court		●				●				
40	Crèche & Day Care Centre	●	●	●	●		●				
41	Cultural and Information Centre		●	●			●				
42	Customary home occupation	●	●	●							
43	Cycling & walking tracks		●					●	●		●
44	Day Care Centre / Anganwari	●	●	●			●				
45	Defence	●	●		●		●		●		
46	Diagnostic facility		●	●	●		●				
47	Diary and poultry industry				●						
48	Discotheque/ Pub		●	●	●						
49	Dispensary	●	●	●	●	●	●				

50	Dormitory				●			●		●		
51	Dry Cleaners-cleaning and dyeing		●	●		●						
52	Educational and research institution	●	●	●								
53	Electric Sub-station	●	●	●		●		●	●	●		
54	Existing Village ⁴	●	●	●	●	●		●	●	●		●
55	Facility for registration of death							●				
56	Fair Ground		●									
57	Fair Price Shop	●			●							
58	Farm House ^m	●							●			
59	Film studio ⁵								●			
60	Fish curing ⁶								●			●
61	Flatted Group Industry		●	●		●						
62	Flood control work	●	●	●		●		●	●		●	●
63	Food Court		●	●	●			●	●			
64	Forensic Science Laboratory		●	●				●				
65	Forest / Woodlands								●			●
66	Garage	●	●	●	●			●				
67	Gas Godown		●	●				●				
68	General Industries ⁷		●			●						
69	Golf course											●
70	Government Offices		●					●				
71	Green house	●	●	●				●	●			
72	Guest house/ Room		●	●	●							
73	Gymnasium	●	●	●				●				
74	Health Centre	●	●	●		●		●				
75	Hospital	●	●	●		●		●				
76	Hostels for educational institution	●	●	●								
77	Hotels		●	●	●			●				
78	Incubation Centres / Co-working		●	●	●	●						
79	Indoor Games Hall		●	●				●				
80	Integrated Township ¹⁴	●	●			●		●				●
81	Jail							●				
82	Junk yard ⁸					●	●					
83	Local, Municipal, State or Central Government office	●	●	●				●		●		
84	Mechanical workshop with lathes, drills, grinders, spot welding set		●			●	●					
85	Medical, eye and & dental practitioners' clinic	●	●	●	●			●				
86	Monument ⁹	●	●	●	●	●		●	●	●	●	●
87	Motor Driving Training Centre	●	●	●	●							
88	Motel ⁿ²	●	●	●	●			●	●			
89	Multilevel Parking		●	●				●		●		

90	Multipurpose Ground (District or City level)								•			•
91	Municipal facility (as listed in Annex VII)	•	•	•		•		•	•	•	•	•
92	Music, dance, drama training centre	•	•	•	•			•				
93	Neighbourhood Park	•	•	•					•			
94	Neighbourhood Shopping Centre-convenience & local shopping with vegetables, fruits, flowers, fish and meat.	•	•	•	•							
95	Night Shelter	•	•	•		•		•		•		
96	Nursery school	•	•					•				
97	Nursery & Orchards	•	•	•		•		•	•	•	•	•
98	Nursing Home / maternity etc.	•	•	•	•	•		•				
99	Office	•	•	•	•	•		•		•		
100	Office of Local bodies, PSUs		•		•			•				
101	Oil Depot ¹⁰					•						
102	Open Air Theatre / Amphitheatre	•	•					•	•			
103	Organized Open Space		•						•			•
104	Orphanage	•	•					•				
105	Bio-diversity Park								•			
106	Play ground & playfield	•	•					•				
107	Path Lab, Diagnostic Facility		•	•	•			•				
108	Personal Service Shop	•	•	•		•		•		•		
109	Petrol filling station ⁿ³	•	•	•	•	•		•	•	•		
110	Photograph studio and laboratory	•	•	•	•							
111	Picnic Huts & grounds								•			
112	Piggery					•						
113	Planetarium								•			
114	Police Headquarter and Police Lines							•				
115	Police Station, Out Post and Fire Station		•	•		•		•	•	•		
116	Post office, Telephone Exchange, Telegraph Offices	•	•	•		•		•		•		
117	Prayer room		•					•		•		
118	Professional office of a resident of the premise ¹⁵	•	•	•								
119	Public library	•	•	•				•				
120	Radio broadcasting studio		•					•				
121	Railway Station									•		
122	Recreational Club & Hall	•	•		•				•			
123	Reformatory (Juvenile Home)		•					•				
124	Refinery ¹¹						•					
125	Regional Park								•			

126	Religious Place like temple, namghar, mosque, church etc	●	●	●			●				
127	Research and Development Centre			●	●	●	●				
128	Residence cum Work Plot	●	●	●							
129	Residential Dwelling	●	●	●			●				
130	Residential Dwelling Low Income Group ^{14, n4}	●	●	●	●		●				●
131	Residential Plot- Plotted Housing	●	●				●				
132	Restaurant, cafeteria, milk bar	●	●	●	●	●	●	●	●		
133	Retail Shop ¹²	●	●	●	●	●	●		●		
134	Satellite and Telecommunication Center		●				●				
135	Schools	●	●	●							
136	Senior Citizen Recreation Room	●									
137	Service Centre	●	●	●		●			●		
138	Sewerage treatment plant					●	●				
139	Shed for performing rituals						●				
140	Social, cultural and religious institution	●	●	●			●				
141	Society Office, Registered RWA Office	●									
142	Souvenir shops		●				●	●			
143	Spa and Salon		●	●	●						
144	Specialised Park/Ground		●				●	●			
145	Sports Training Centre/ Sport academy		●				●				
146	Stadium		●								
147	State Memorial (Approved by State Govt.)							●			
148	Stockists and dealers of medicines	●	●	●	●			●			
149	Storage of petroleum and inflammable materials		●			●	●		●		
150	Storage shopees and Godown		●			●	●		●		
151	Storage of Processed Food & Diary Product Consumer and stationery article ⁿ⁵		●	●		●		●			
152	Swimming Pool	●	●	●	●			●	●		
153	Taxi stand and bus stand, and rickshaw stand	●	●	●		●	●	●	●	●	
154	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment;		●	●	●			●			
155	Truck terminal		●						●		
156	Vending Booth / Kiosk	●	●	●	●	●		●	●	●	

157	Vocational Training/Technical Training Institute	●	●	●	●	●		●				
158	Watchmen or caretaker's lodges	●	●	●	●	●	●	●	●	●		
159	Warehouse					●				●		
160	Water Treatment Plant	●	●	●		●	●	●	●			●
161	Weekly Market/ Informal Sector Unit		●	●	●			●				
162	Wholesale Trade											
163	Wireless transmitting and weather station, Transmission Tower		●					●				
164	Workshop		●									
165	Zoological park								●			

Index of Use Zones:

R – Residential

MU – Mixed Use

CMU – Commercial Mixed Use

C – Commercial

I – Industrial

PS – Public & Semi Public

T – Transportation

P – Recreational and Open Space

E – Protective and Undevelopable Use

Note:¹ All Existing non nuisance, non-polluting uses to continue in the following use zones:

- Residential
- Commercial
- Industrial
- Public/Semi-public
- Transportation and Communication
- Composite Use I
- Composite Use II

All existing non nuisance, non-polluting uses may be allowed to continue/discontinue after an application for special permission to the Authority in the following use zones:

- Recreational, Commercial, Public/ Semi Public & Green Belt
- Eco-sensitive/ Eco-Friendly.

- All notified forest, water bodies, rivers etc. are classified as Eco-Sensitive Zone. Also the entire other areas west of Gorchuk-Pamohi Road, South of National Highway bye-pass upto Deepar Beel shown in land use zoning plan are classified as Eco-Sensitive Zone where existing Govt. institutions will not be affected..

² To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/ Layout Plans³ In Residential use zone, existing uses to continue and new ones to come on special permission from the authority Also refer Annex⁴ No further expansion of residential area⁵ In the New Town proposed Recreational Area⁶ Only Existing uses to continue⁷ Only those industries as listed in Annex I⁸ Permitted only in Heavy Industrial Zone⁹ Existing locations to continue¹⁰ Permitted only in Heavy Industrial Zone¹¹ Permitted only in Heavy Industrial Zone^{12*} In commercial centres in industrial areas¹³ Parks, parking, circulation and utilities can be located in any of the use zones. In recreation and eco-sensitive zone, these would be permissible with special permission from the Authority.¹⁴ The following activities shall be permitted only in Eco-Friendly Zone and not in Eco-Sensitive Zone

- Tourism
- Socio-cultural activities
- Bungalow type construction
- Integrated Township
- Residential Dwelling Low Income Group

Development of land would be permitted in Protective Zone, if an integrated land development proposal is submitted. Such proposal should cover an area of more than 20 ha and should have obtained prior Environmental Impact Assessment (EIA) clearance from competent authority with maximum coverage of 33% and maximum FAR of 150.

¹⁵ To the maximum of 30 percent of the FAR is allowed¹⁶ Maximum coverage of 25% and maximum FAR of 50 provided the area is not notified as water bodies forest etc

ⁿ² A roadside hotel designed primarily for motorists, typically having the rooms arranged in low blocks with parking directly outside with 25% coverage & 50 FAR. Provided area is not notified as water bodies, forest etc. & only on plots along NH & peripheral ring roads

ⁿ³ In Green Belt it is allowed on N.H by pass and peripheral ring road as a high way amenity.

ⁿ⁴ Maximum coverage of 25% and maximum FAR of 50 with Assam Type structure in areas not notified water bodied forest etc.

ⁿ⁵ Maximum coverage of 40% and maximum FAR of 100 on the plot along National Highway and peripheral ring roads

Note: For interpretation of land use zoning and development control regulation Authority may constitute a committee of experts if such situation arises. The committee may also be given the task of elaborate and add on the above land use permissibility considering the circumstances that may come from time to time in the process of implementation of the plan for subsequent approval of Government.